

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda


       Resolution or Ordinance (Blue)             Waiver of First Requested  
  X   Recommendations of Boards, Commissions & Committees (Green)  
       Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : April 24, 2023 (BOT) Date: May 4 , 2023

SUBJECT: PC 23-08: 300-398 Summit Circle, formerly 4-44 Yorktown Center  
(Summit Townhome signs)

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, D. R. Horton, Inc. – Midwest, requests that the Village take the following action on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Commons Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177 to approve a deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow project identification signs with a height of five feet two inches (5'2"), where a maximum height of four feet is permitted.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the May 4, 2023, Village Board of Trustees agenda for a first reading.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WH*

**MEETING DATE:** May 4, 2023

**SUBJECT:** **PC 23-08: 300-398 Summit Circle, formerly 4-44 Yorktown Center  
(Summit Townhome signs)**

Please find the following items for Village Board consideration as part of the May 4, 2023, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 23-08
3. An Ordinance granting a major change to Title 15, chapter 155, Section 155.504 of the Lombard Zoning Ordinance and Pursuant to Section IV(E) of the Yorktown Commons Planned Development Design Guidelines for Parcel 4 of the Yorktown Commons Planned Development, as established by Ordinance 7177, to allow for a signage deviation for project identification signs.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the May 4, 2023, Village Board of Trustees agenda for a first reading.

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### 4-44 YORKTOWN CENTER (YORKTOWN COMMONS PARCEL 4)

April 17, 2023

#### Title

PC 23-08

#### Petitioner & Property Owner

D. R. Horton, Inc. – Midwest  
1750 E. Golf Road, Suite 925  
Schaumburg, IL 60173

#### Property Location

Northwest corner of Grace Street  
and Yorktown Mall Ring Road

#### Zoning

B3PD Community Shopping  
District Planned Development

#### Existing Land Use

90 townhome units (under  
construction)

#### Comprehensive Plan

Regional Commercial

#### Approval Sought

Major change to the Yorktown  
Commons Planned Development  
to allow for a project identification  
sign with a height of five feet two  
inches (5'2") where a maximum of  
four feet (4') is permitted.

#### Prepared By

Anna Papke, AICP  
Senior Planner



LOCATION MAP

#### DESCRIPTION

The petitioner, D. R. Horton, Inc., proposes to construct two project identification signs at the entrances to the previously approved 90-unit townhome development known as the Summit at Yorktown. There will be one sign at each entrance to the development. The subject property was formerly the site of a portion of the Yorktown Convenience Center.

The property is subject to the Yorktown Commons Planned Development Design Guidelines. The Design Guidelines allow for project identification signs on the subject property, subject to the provisions for such signs in the Lombard Sign Ordinance. Section 153.244 of the Lombard Sign Ordinance allows project identification signs to be a maximum of four feet tall. The proposed signs are 5'2" tall, requiring approval of a deviation for sign height. Per Section IV(E) of the Design Guidelines, signage deviations are considered a major change to the planned development. A public hearing with the Plan Commission and approval by the Village Board are required.

### **Project Details**

Parcel Size:	6.06 acres
Open space:	1.68 acres
Dwelling units:	90
Parking spaces:	376
Building height:	Three stories

### **Applicable Regulations**

1. Yorktown Commons PD Design Guidelines (form-based code)
2. Lombard Zoning Ordinance

### **Submittals**

1. Petition for public hearing, dated March 20, 2023;
2. Response to standards, prepared by the petitioner;
3. ALTA/NSPS land title survey, prepared by Manhard Consulting, dated June 3, 2022; and
4. Sign plans, prepared by Gary E. Weber Associates, Inc., dated February 2, 2023.

### **Project History**

The Yorktown Commons Planned Development and related Design Guidelines were approved by the Village Board in 2016. This planned development encompasses the four properties at the intersection of Grace Street and the Yorktown Ring Road. The Elan and Overture apartment buildings at the northeast and southeast corners of the intersection were constructed in 2017-2018 (PC 16-17 and 16-18). The 90-unit townhome development on the subject property (the northwest corner of the intersection) was approved by the Village Board in 2022 (PC 22-20). Construction of the townhome development began in winter 2023 and is expected to take approximately two years.

### **EXISTING CONDITIONS**

The subject property was formerly developed with a commercial strip center (Yorktown Convenience Center). Demolition of this building is underway.

### **APPROVAL(S) REQUIRED**

The petitioner, D. R. Horton, Inc. – Midwest, requests that the Village take the following action on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Commons Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177 to approve a deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow project identification signs with a height of five feet two inches (5'2"), where a maximum height of four feet is permitted.

### **INTER-DEPARTMENTAL REVIEW**

#### **Building Division:**

The Building Division has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. Signs shall not be placed directly over utilities.

#### **Fire Department:**

The Fire Department has no comments on the petition. Additional comments may be forthcoming during permit review.

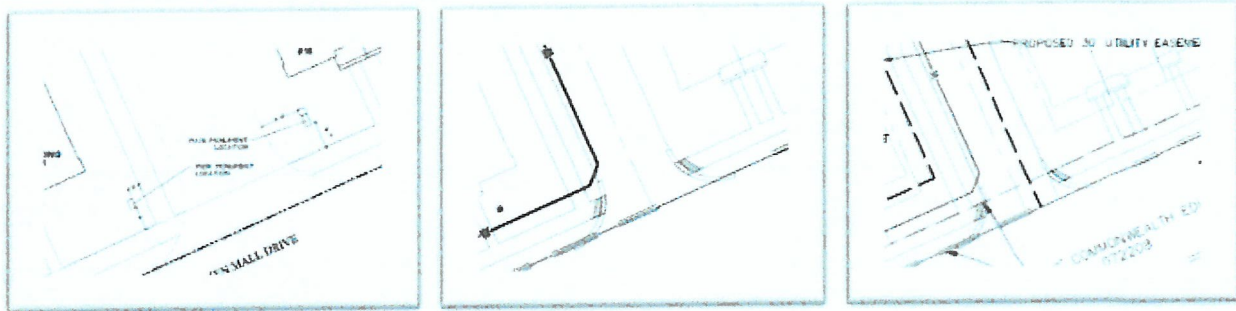
#### **Private Engineering Services (PES):**

Private Engineering Services has no comments on the petition. Additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works has the following comment on the proposed project. Additional comments may be forthcoming during permit review.

1. The proposed sign on the northwest corner is shown either over or very near to a proposed water main, and within the proposed 30'-Utility Easement. As such, a condition of any approval should require that the sign foundation shall be at least five (5) feet horizontally from the water main. The Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly.



**Planning Services Division:**

The Planning Services Division notes the following:

**1. Surrounding Zoning & Land Use Compatibility**

	Zoning	Land Use
North	R5PD	Liberty Square Condos, Yorktown Apartments
South	B3PD	Yorktown Commons PD Parcel 3 (vacant)
East	B3PD	Yorktown Commons PD Parcel 1 (Elan multi-family development)
West	B3PD	Yorktown Center Planned Development (former Carson's Furniture)

Development in the vicinity of the subject property consists of large-scale commercial development (Yorktown Center mall) and multi-family residential development. The proposed signage is of a design and scale consistent with other development in the vicinity of the subject property.

**2. Comprehensive Plan Compatibility**

The subject property is designated Regional Commercial in the Village's Comprehensive Plan. The subject property is located on the periphery of the Yorktown Center regional mall, functioning as a transitional area between the mall and the residential development located along 22<sup>nd</sup> Street and Highland Avenue. The proposed signage is consistent with the type of signage present in high-intensity commercial and residential areas of the Village.

3. *Compatibility with Yorktown Commons Planned Development Design Guidelines and Village Sign Ordinance*

The Yorktown Commons Planned Development Design Guidelines allow for project identification signs within the planned development. Per Section 153.244 of the Sign Ordinance, project identification signs may be a maximum of 32 square feet in sign surface area, with a maximum height of four feet. One sign is permitted at each major entrance to a development.

The petitioner proposes to install two project identification signs, one at each entrance to the townhome development. The signs feature a sign panel installed on a pier monument. The sign surface area of each sign panel is 9.3 square feet. The sign panel will be installed at a height of 5'2" above grade. The petitioner has requested a major change to the planned development to allow a deviation for the sign height, discussed below.

The Sign Ordinance requires signage to be located outside the clear line of sight triangle around driveway connections to public rights-of-way and private drives. As defined in the Village Code, the clear line of sight triangle is measured at the point where the driveway intersects with the property line. Based on this definition, both proposed monument signs are located outside the clear line of sight.

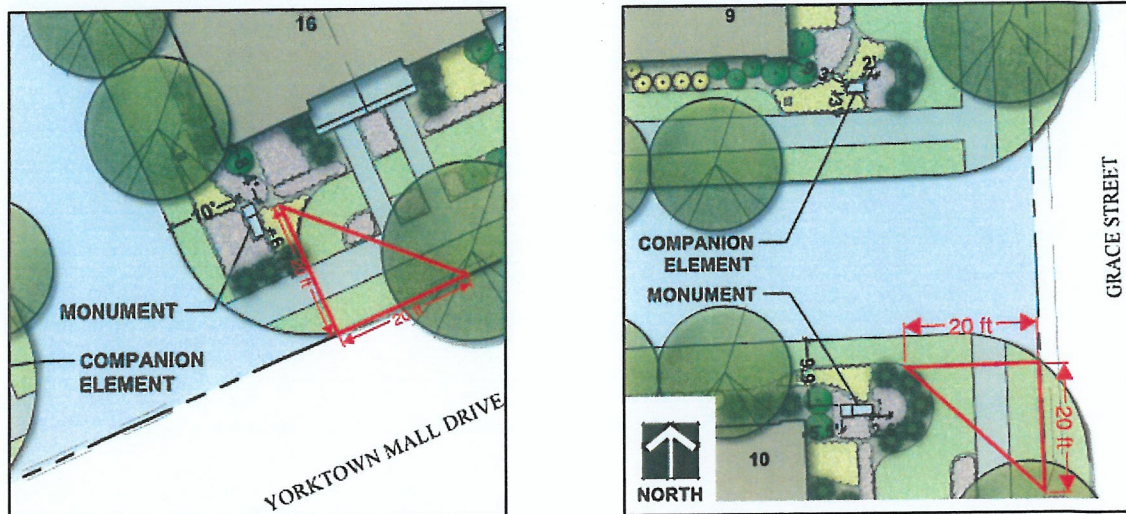


Figure 1. Clear line of sight triangles and proposed signs.

4. *Signage history at Yorktown Convenience Center (subject property)*

Prior to the approval of the Yorktown Commons Planned Development in 2016, the subject property was part of the Yorktown Shopping Center Planned Development. The Yorktown Convenience Center was developed on the site in 1968 and functioned as an outpost of the main Yorktown Center mall for five decades. During that time, several iterations of signage were constructed on the subject property near the intersection of Grace Street and the Yorktown Ring Road. The most recent sign displayed at the corner was a 5'2"-tall monument sign approved through the Plan Commission Site Plan Approval process in 2013. Prior to that, a taller monument sign was located on the property. Staff notes that the signs proposed for the subject property are in keeping with the scale of the 2013 sign, and significantly smaller than the previous sign.

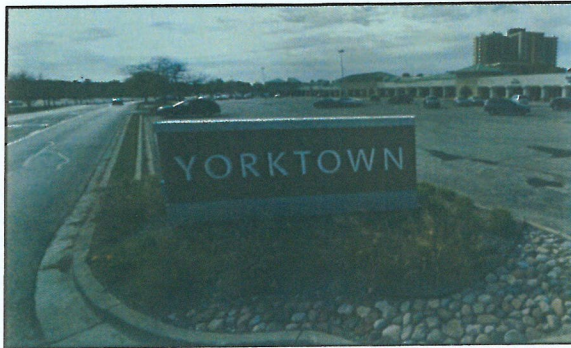


Figure 2. 2013 sign and previous sign.

5. *Request for major change to a planned development – deviation for sign height*

The maximum allowable height for project identification signs is four feet, measured from grade. The proposed sign will be installed at 5'2" above grade. The petitioner is requesting a deviation to allow for the sign at the proposed height. In their response to standards, the petitioner states that the design and height of the sign are intended to be consistent with the style of the large monument signage located at the entrances to the Yorktown Shopping Center. The petitioner states the signage also has been designed to complement the architecture of the buildings under construction in the Summit townhome development.

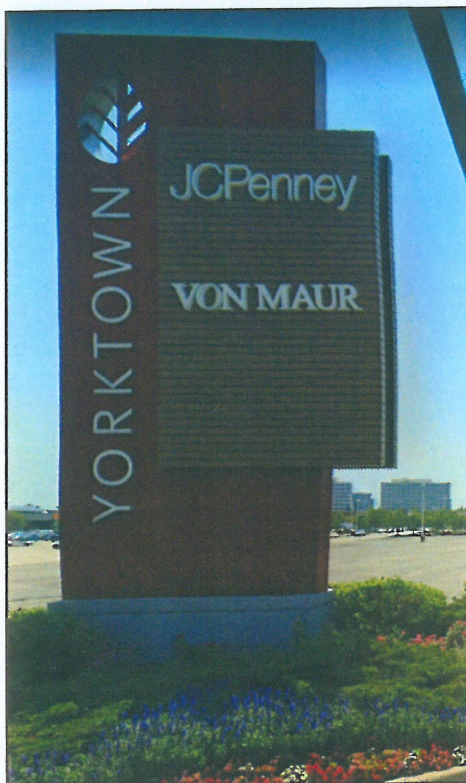


Figure 3. Yorktown Center sign and proposed Summit at Yorktown sign

Staff supports the petitioner's desire to install signage that complements the townhome buildings and contributes to a sense of cohesiveness in the Yorktown area. The stated intent of the Yorktown Commons Design Guidelines is to "establish a pedestrian-friendly mixed-use neighborhood that acts as a gateway to the Shopping Center from the north." Staff finds the proposed signage is consistent with this intent, and supports the requested major change and deviation.

## **SITE HISTORY**

### **1966: Yorktown Shopping Center Planned Development**

Establishment of the Yorktown Shopping Center Planned Development via Ordinance No. 1172. Note that within the originally approved site plan, Parcel 1 was identified for multi-family residential development and Parcel 4 was designated for use as an office complex.

### **PC 94-14: Yorktown Peripheral Planned Development**

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 15.6 acres to establish the Yorktown Peripheral Planned Development. Staff notes that within the originally approved site plan, Parcel 1 was identified for use as a 100,000 square foot retail structure.

### **SPA 13-01ph: Yorktown Center Signage**

Approval of signage deviations for master sign package for Yorktown Shopping Center Planned Development.

### **PC 15-27A: Amendment to the Yorktown Shopping Center Planned Development**

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 8.3 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C). Also amended the number of parking spaces required in the Yorktown Shopping Center PD.

### **PC 15-27B: Amendment to the Yorktown Peripheral Planned Development**

Amendment to the geographic boundaries of the Yorktown Peripheral Planned Development to remove approximately 5.9 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C).

### **PC 15-27C: Yorktown Commons Planned Development**

Established the Yorktown Commons Planned Development via Ordinance 7177. Also adopted the Yorktown Commons Planned Development Design Guidelines as the form-based code regulating development within the Yorktown Commons Planned Development.

### **SPA 19-02: Parcel 4 Site Plan Approval**

Site plan approval for a 300+ unit apartment building on the subject property. Proposed development approved by the Plan Commission in August 2019.

### **PC 22-20: Summit at Yorktown Townhome Development**

Approval of zoning entitlements and a preliminary plat of subdivision for a 90-unit townhome development. This approval nullified the approval of SPA 19-02.



## **FINDINGS & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for major changes to a planned development and standards for signage deviations, as established by the Lombard Zoning Ordinance and the Yorktown Commons Planned Development Design Guidelines. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed sign plan with companion major changes to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance and Yorktown Commons Planned Development Design Guidelines; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 23-08, subject to the following conditions:

1. That the major change to a planned development and signage deviation are valid only for Parcel 4 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the signs in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the sign foundation shall be at least five (5) feet horizontally from the water main; the Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly;
4. That the petitioner shall apply for and receive building permits for the proposed signs;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

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William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

May 4, 2023

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

### Trustees

Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 23-08: 300-398 Summit Circle, formerly 4-44  
Yorktown Center (Summit Townhome signs)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, D. R. Horton, Inc. – Midwest, requests that the Village take the following action on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Commons Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177 to approve a deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow project identification signs with a height of five feet two inches (5'2"), where a maximum height of four feet is permitted.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 17, 2023. Sworn in to present the petition was Anna Papke, Senior Planner, and Chris Funkhouser with D.R. Horton, the petitioner.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Funkhouser presented the petition. D. R. Horton is proposing two project identification signs for the Summit Townhome development located in the Yorktown Commons Planned Development. The Design Guidelines for the Yorktown Commons PD and the Village Sign Ordinance permit project ID signs to be up to four feet tall. The proposed signs are 5'2" tall, so the petitioner is seeking a major change to the planned development to allow for the additional sign height. Mr. Funkhouser noted that the design guidelines do not provide for much flexibility in the size or height of signs in Yorktown Commons. However, the petitioner would like to install signs that are similar in design and scale to other signs located in and around the Yorktown Center area, many of which are fairly tall.

Mr. Funkhouser showed examples of other signage located near the subject property. He showed a site plan, noting that there would be a project ID sign located at the east entrance and the south entrance to the townhome development. The signs will be internally lit. There will also be a companion element on the opposite side of the driveway from each project ID sign. Mr. Funkhouser noted that Village staff had reviewed the proposed location and noted that the signs need to have adequate separation from underground utility lines. He said the design team had already modified the plans to relocate the signs so that there will be no utility conflicts.

Chairperson Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to construct two project identification signs at the entrances to the previously approved 90-unit townhome development known as the Summit at Yorktown, located on the site of the former Yorktown Convenience Center. There will be one sign at each entrance to the development.

The Village Code allows project identification signs to be a maximum of four feet tall. The petitioner is requesting a deviation to allow for the proposed signs to be 5'2" tall. The petitioner has stated that the signs are intended to be complementary in size and design to the signs located at the entrances to Yorktown Center shopping center as well as the townhome buildings. The sign face surface area is compliant with Village Code.

Staff has reviewed the petition and finds it meets the standards for a major change to the Yorktown Commons Planned Development and the standards for signage deviations. Staff supports the petitioner's intent to install signage that contributes to a sense of cohesiveness in the Yorktown Center area. Staff also notes that there have previously been a number of different signs installed on the subject property over the years when it was the Yorktown Convenience Center. The proposed signage is consistent with the scale of the most recent sign, and is smaller than other previous signs. Staff recommended approval of the petition subject to the conditions in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the commissioners.

Commissioner Sweetser said she appreciates the petitioner's attempt to design signs that coordinate with existing signage in the area.

Commission Johnston agreed with Commissioner Sweetser and said the signs will blend in nicely.

On a motion by Commissioner Invergo, and a second by Commissioner Johnston, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 23-08 subject to the six (6) conditions in the staff report:

1. That the major change to a planned development and signage deviation are valid only for Parcel 4 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the signs in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the sign foundation shall be at least five (5) feet horizontally from the water main; the Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly;
4. That the petitioner shall apply for and receive building permits for the proposed signs;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

**VILLAGE OF LOMBARD**

Leigh Giuliano, Chairperson  
Lombard Plan Commission

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A MAJOR CHANGE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE AND PURSUANT TO, SECTION IV(E) OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT DESIGN GUIDELINES FOR PARCEL 4 OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 7177, TO ALLOW FOR A SIGNAGE DEVIATION FOR PROJECT IDENTIFICATION SIGNS**

(PC 23-08: Yorktown Commons Planned Development Parcel 4 – Summit at Yorktown, 300-398 Summit Circle, formerly 4-44 Yorktown Center)

WHEREAS, the President and Board of Trustees of the Village of Lombard (“Village”) have heretofore adopted the Lombard Zoning Ordinance otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois (“Lombard Zoning Ordinance”); and

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B3 Community Shopping District Planned Development; and

WHEREAS, the Subject Property is subject to the Yorktown Commons Planned Development Design Guidelines as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 7177 (“Design Guidelines”); and

WHEREAS, an application has heretofore been filed by D.R. Horton, Inc. – Midwest (“Petitioner”) requiring approval, pursuant to the Lombard Zoning Ordinance and the Design Guidelines, of a major change to the Design Guidelines to approve a signage deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow for project identification signs with a height of five feet two inches (5’2”), for the Subject Property, as described in Section 2 below, being that portion of the Yorktown Commons planned development referred to in the Design Guidelines as Parcel 4 of the Yorktown Commons Planned Development; and

WHEREAS, a public hearing on the aforesaid application has been conducted by the Village of Lombard Plan Commission (“Plan Commission”) on April 17, 2023, pursuant to appropriate and legally required notice; and

WHEREAS, the Plan Commission has filed its findings and recommendations with the President and Board of Trustees recommending approval of the aforementioned major change and signage deviation (“Findings and Recommendations”); and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village to approve and adopt the Findings and Recommendations, which are hereby incorporated herein by reference as if fully set forth herein.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That approval of the aforesaid major and deviation, all more fully as set forth below, are hereby granted for the Subject Property, subject to the conditions set forth in Section 3 below:

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177 to approve a deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow project identification signs with a height of five feet two inches (5'2"), where a maximum height of four feet is permitted.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 300-398 Summit Circle (formerly 4-44 Yorktown Center), Lombard, Illinois, and more specifically legally described as set forth below ("Subject Property"):

LOTS 1011 THROUGH 1161 AND COMMON AREA LOTS 9000-9006 IN THE SUMMIT AT YORKTOWN SUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 2023 AS DOCUMENT R2023-003991, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-29-101-052 through -148

FORMERLY KNOWN AS PIN: 06-29-101-047

COMMON ADDRESS AND LOCATION: 300-398 Summit Circle (formerly 4-44 Yorktown Center); the northwest corner of Grace Street and the Yorktown Ring Road

**SECTION 3:** This ordinance shall be granted subject to compliance with the following conditions:

1. That the major change to a planned development and signage deviation are valid only for Parcel 4 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the signs in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the sign foundation shall be at least five (5) feet horizontally from the water main; the Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly;
4. That the petitioner shall apply for and receive building permits for the proposed signs;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

**SECTION 4:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Re: PC 23-08

Page 4

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk